

\$279,000 - 22 11111 26 Avenue, Edmonton

MLS® #E4430529

\$279,000

3 Bedroom, 1.50 Bathroom, 1,194 sqft
Condo / Townhouse on 0.00 Acres

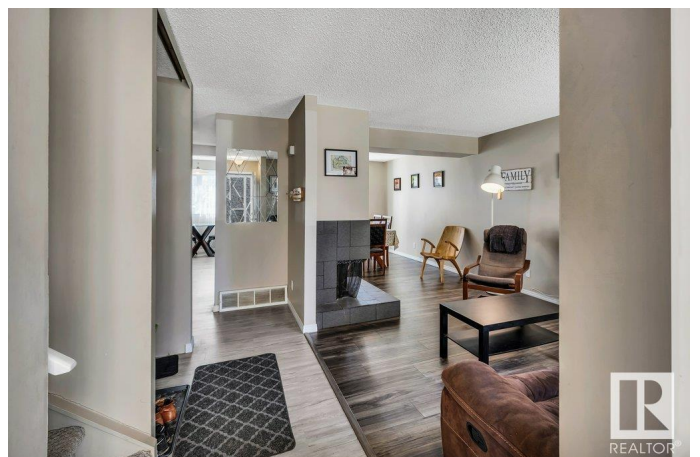
Blue Quill, Edmonton, AB

COMMUTER'S DREAM in Blue Quill. LRT at Your Doorstep + WALKABLE LOCATION. If location is everythingâ€™this oneâ€™s a fabulous find! With the LRT just steps from your backyard, getting to work or school couldnâ€™t be easier. Add in a SKY-HIGH WALKSCORE and you're set up for CONVENIENT CITY LIVING with shops, services, and transit all within reach. This end-unit, DUPLEX-STYLE townhouse offers extra privacy and TWO PARKING STALLS right outside your front doorâ€™no more parking hassles! Inside, you'll find 3 spacious bedrooms, 1.5 baths, and a FULLY FINISHED BASEMENTâ€™plenty of room whether you're starting out, downsizing, or investing. The home has been NICELY RENOVATED and very well maintained, so you can move right in and start enjoying it. Plus, the east-facing backyard is the perfect spot for morning coffee or summer evenings outside. Whether you're a commuter, a first-time buyer, or looking for an affordable home in a PRIME LOCATIONâ€™this oneâ€™s a must-see!

Built in 1982

Essential Information

| | |
|--------|-----------|
| MLS® # | E4430529 |
| Price | \$279,000 |



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,194 |
| Acres | 0.00 |
| Year Built | 1982 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 22 11111 26 Avenue |
| Area | Edmonton |
| Subdivision | Blue Quill |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 5M7 |

Amenities

| | |
|----------------|---------------------|
| Amenities | Deck, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Double Sided, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public |

| | |
|--------------|---|
| | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------|
| Elementary | Sweet Grass |
| Middle | Vernon Barford |
| High | Harry Ainlay |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 16 |
| Condo Fee | \$314 |

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Listing information last updated on April 19th, 2025 at 12:47pm MDT